

1. Subarea 3 Plan Amendment (See also 2001Z-036U-03)

Staff recommends *disapproval* of this revised amendment request.

This request was deferred at the May 24, 2001 Planning Commission meeting in order to allow time for another community meeting. This amendment request has been revised to deal only with the area involved in the zone change request. The original amendment request involved a larger area along both sides of Buena Vista Pike between Clarksville Pike and West Trinity Lane. The current land use policy is Residential Low Medium Density (RLM), which calls for 2 to 4 housing units per acre. The request is to change the policy to Residential High Density (RH), which calls for more than 20 units per acre.

Staff had concurred with community representatives that the land use policy for the portion of the amendment area beyond the properties involved in the zone change request should not be changed to RMH. The amendment proposal was revised to deal only with the smaller area for which RH policy is requested. Staff believes there is merit to higher density residential development in this small area proposed for RH policy and RM40 zoning. The site is located near the intersection of two arterial streets, is along a bus route, and is adjacent to commercial services.

A community meeting to discuss the revised amendment request has been scheduled for Monday, June 18 at 6:30 PM at the Hartman Park Community Center gymnasium. In light of the timing of this meeting, staff continues to recommend disapproval at this time.

2. **Zone Change Proposal 2001Z-036U-03** (Council Bill No. BL2001-657; see also Subarea 3 Plan Amendment)

Staff recommends *disapproval as contrary to the General Plan*.

- **Subarea Plan Amendment required?** Yes, and one was submitted.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** Yes, and one was submitted.

This item was disapproved as contrary to the General Plan at the April 26, 2001 meeting and referred back to the Planning Commission by Metro Council to allow for an action on the Subarea 3 Plan amendment request. It was then deferred at the May 24, 2001 meeting to allow more time for another community meeting.

This council bill requests to change 2.21 acres from R8 (residential) to RM40 (multi-family) district properties at 2112 and 2114 Buena Vista Pike. The existing R8 district is intended for single-family homes and duplexes at up to 4.6 units per acre. The proposed RM40 district is intended for high-density residential development at up to 40 units per acre. Currently, these two parcels would allow 10 single-family lots, while RM40 zoning would allow up to 88 dwelling units. The applicant has also submitted a Subarea 3 Plan amendment to change the policy in this area to Residential High (RH) (see previous item). The applicant indicates that this request is being made to allow for a 52-unit housing development for the elderly.

Staff recommends disapproval as contrary to the General Plan. The existing Subarea 3 policy, Residential Low Medium (RLM) calling for 2 to 4 dwelling units per acre, does not support 40 units per acre.

Traffic

The traffic impact study (TIS) indicates that traffic generated by the proposed 52 unit housing development would have only minor impacts on Buena Vista Pike and Clarksville Pike. No off-site road improvements would be necessary as a result of this rezoning.

Schools

Although the applicant indicates the desire to build housing for the elderly, a multi-family development at RM40 density could generate approximately 13 students (6 elementary, 4 middle, and 3 high school). There is currently excess capacity at Bordeaux Elementary, Ewing Park Middle School, and Whites Creek High School to accommodate new development in this area.

3. Zone Change Proposal 2001Z-001T (Council Bill BL2001-745)

Staff recommends *approval*.

This council bill amends Section 17.32.150.A (Billboards) of the Zoning Ordinance by prohibiting billboards in Planned Unit Developments (PUDs). A similar text amendment was approved by the Planning Commission in November 2000, but the bill was subsequently withdrawn at the Metro Council since too many text amendments were grouped together in one bill. This text amendment is now an individual bill. Billboards are not consistent with the design intent of PUDs to promote consistency and compatibility with surrounding properties. Staff recommends approval of this amendment since there are ample opportunities for billboards in other commercial zoning districts. Billboards were not permitted within PUDs prior to 1998. Below is the proposed amendment with the new language shown underlined.

Section 17.32.150 Billboards

A. Districts Permitting Billboards. Billboards shall be permitted in the CL, CS, IWD, CF, IR and IG districts subject to the provisions of this chapter and this title. However, billboards are prohibited on any property within a Planned Unit Development (PUD) overlay district, regardless of the underlying zoning district, unless expressly permitted as part of an approved development plan by the Metropolitan Council. Type I billboards are prohibited in the CL district. Type II billboards in the CL district shall be limited to those areas of a lot which are within three hundred feet of the right-of-way of a controlled access highway, and all billboards shall be oriented towards that highway.

4. **Zone Change Proposal 2001Z-002T** (Council Bill BL2001-746)

Staff recommends *approval*.

This council bill amends Section 17.04.060.B (Definitions of General Terms) of the Zoning Ordinance to add a definition for “Accessory dwelling” and to amend Section 17.08.030 (District land use tables – Residential Uses) to add “Accessory Dwellings” as a use Permitted with Conditions (PC) in residential, mixed-use, office, and commercial districts. This bill also amends Section 17.16.030.A (Uses Permitted with Conditions: Residential Uses) to define the PC conditions for “Accessory Dwellings”. Staff recommends approval of this text amendment to allow accessory dwellings in the Urban Zoning Overlay (UZO). These types of dwellings will promote a more affordable and diverse housing mix Nashville’s neighborhoods. Below are the proposed amendments with new language shown in **boldface** and deleted language shown with a ~~strike through~~.

- By amending Section 17.04.060.B (Definitions of General Terms) to **add** the following definition for “Accessory Dwelling” in alphabetical order:

“Accessory dwelling” means a dwelling unit, either attached to or detached from a single-family residence, the principal dwelling unit on a lot. The dwelling shall be clearly subordinate in size, height, and purpose to the principal dwelling, it shall be located on the same lot as the principal dwelling, but may be served by separate utility meter(s) and need not be provided internal access to the principal dwelling.

- By amending Section 17.08.030 (District land use tables – Residential Uses), to add a new entry after “Accessory apartment” as follows:

Zoning District →	R80 through R6	RM2 through RM20	RM40 through RM60	MUN	MUL	MUG	MUI	OR20 and OR40	ORI	CF	CC	SCR
Accessory Dwelling	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

- By amending Section 17.16.030.A (Uses Permitted with Conditions: Residential Uses) in alphabetical order as follows:

A. Accessory dwelling. An attached or detached self-sufficient dwelling unit shall be allowed accessory to a single-family residence if the following conditions are met:

- 1. The lot is within an Urban Zoning Overlay (UZO) district.**

2. **The principal dwelling on the lot shall be an owner-occupied, single-family detached dwelling, that meets all regulations of the district;**
3. **A detached accessory dwelling may only be located in the established rear yard.**
4. **No more than one accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.**
5. **The accessory dwelling shall not be served by a separate driveway unless the accessory dwelling is accessed from a rear alley and the principal dwelling is accessed from a street.**
6. **The accessory dwelling shall be owned by the same person as the principal dwelling.**
7. **A detached accessory dwelling shall not exceed 650 square feet or 50% of the first floor area of the principal dwelling, whichever is greater. The accessory height shall not exceed the height of the principal dwelling as measured to the eave line.**
8. **The accessory dwelling may be constructed attached or above a garage, workshop, studio or other accessory structure subject to, and consistent with, the provisions of Section 17.16.250.C (Home Occupation).**
9. **An instrument shall be recorded with the register's office covenanting that the dwelling unit is being established accessory to a principal single-family residence and may only be used under the conditions listed above.**

5. **Zone Change Proposal 2001Z-004T** (Council Bill BL2001-744)

Staff recommends *approval*.

This council bill amends Section 17.16.060.B (Uses Permitted with Conditions: Medical Uses-Veterinarian) of the Zoning Ordinance to clarify the conditions for “Veterinarian” uses and the parking requirements. This text amendment limits the clinic’s size to a building footprint of 2,500 square feet, allows a caretaker’s residence for the care of animals overnight, and reduces the amount of required parking. Staff recommends approval of this text amendment since it allows for better care of the animals on a 24-hour basis, and allows more flexibility in the clinic’s design. Below are the proposed amendments with new language shown in **boldface** and deleted language shown with a ~~strike-through~~.

Section 17.16.060 Medical Uses

B. Veterinarian. The building footprint of veterinary ~~Veterinarian~~ offices and facilities shall be limited to two thousand five hundred square feet ~~of gross floor area per establishment in the mixed use, office, commercial, and shopping center districts,~~ with no more than two establishments per lot. ~~No size limitation shall apply in the CF district.~~ The following shall apply:

1. Animal boarding shall occur within completely enclosed structures.
2. Landscape Buffer Yard. Outdoor exercise yards shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district or district permitting residential use, landscape buffer yard Standard B shall apply along common property lines. A six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
3. Boarding Kennel. Kennels for the boarding of companion animals not undergoing medical treatment are ~~may be~~ permitted as an ancillary use subject to the following conditions.
 - a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding kennel.
 - b. No outdoor kennels or runs are permitted.
 - c. No part of any building or structure in which animals are housed shall be closer than fifty feet from any existing residence located on an adjacent parcel.
 - d. Cages. For a kennel, each animal shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.

- e. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
- f. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.
- g. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.
- h. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030.C. shall be met.

Table 17.20.030
PARKING REQUIREMENTS

Land Use	Minimum Parking Spaces
Veterinarian	1 space per 200 <u>300</u> square feet

6. Zone Change Proposal 2001Z-005T (Council Bill BL2001-747)

Staff recommends *approval*.

This council bill amends Section 17.08.030 (District land use tables: Educational Uses) of the Zoning Ordinance to make “Community Education” uses Permitted with Conditions (PC) in mixed-use, office, commercial, and industrial warehousing districts. This bill also modifies Section 17.16.040.A (Uses Permitted with Conditions: Educational uses, Community Education) to establish the conditions for “Community Education” uses. This bill allows accredited schools more flexibility in site locations, while establishing additional standards for these schools. This bill also makes Community Education uses a PC use for non-accredited schools. Staff recommends approval since this text amendment will create more opportunities for smaller, neighborhood size schools in Davidson County, which will promote more livable, pedestrian-oriented neighborhoods. Below are the proposed amendments with new language shown in **boldface** and deleted language shown with a ~~strike-through~~.

- By amending Section 17.08.030 (District land use tables: Educational Uses) by modifying “Community Education” as follows:

Zoning District →	MUN	MUL	MUG	MUI	ON	OL	OG	OR20 and OR40	ORI	CN	CL	CS	CA	CF	CC	SCN	SCC	SCR	IWD
Community Education	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC	P PC

- Amend Section 17.16.040.A (Uses Permitted With Conditions: Educational uses, Community Education) as follows:

A. Community Education.

- Accredited School.** An accredited school is defined as a school accredited by, or a member of, an organization or association approved by the state board of education as an organization accrediting or setting academic requirements in schools.

 - Prior to the issuance of a building permit for construction of a new community education facility, a site plan shall be prepared and submitted identifying and describing the overall development plan and use of individual lots which comprise the site as a whole. The site plan shall be presented in accordance with Section 17.40.170 of this title.**
 - Site Location.** Whenever possible, schools shall be located within walking distance (one-quarter mile) from other community facilities such as, but

not limited to, community centers, parks, greenways, schools, transit stops, and libraries.

- c. **Landscaping.** Landscaping shall enhance and reinforce the residential character of the neighborhood and appropriately buffer adjacent properties. A landscape buffer appropriate to screen adjacent uses shall be provided along abutting property lines.
- d. **Playground, Athletic Fields, and Lighting.** Playgrounds, athletic fields, and exterior lighting shall be designed and located in areas that reduce the impact to adjacent property.
- e. **Street Standard.** At a minimum, educational facilities shall access streets that function at the minimum street standards below:

- 1. Elementary: local street;
- 2. Middle: collector street;
- 3. High: collector street.

2. Non-accredited Schools.

- ~~1.~~ a. **Campus Size.** Minimum campus size shall be based on the total enrollment capacity of the following school types:

School Type	Minimum Campus Size*
Elementary (K--8)	5 acres + 1 acre/100 students
Middle (5--9)	10 acres + 1 acre/100 students
High (7--12)	15 acres + 1 acre/100 students

* Public park space which abuts the school site may be calculated to meet the minimum campus size, provided the metropolitan board of parks and recreation approves the site for shared use.

- ~~2.~~ b. **Setback.** Where elementary and middle school structures and outdoor activity grounds abut a residential zone district or district permitting residential use, there shall be a minimum setback of fifty feet. Where high school structures and outdoor activity grounds abut a residential zone district or district permitting residential use, there shall be a minimum setback of one hundred feet.
- ~~3.~~ c. **Landscape Buffer Yard.** Screening in the form of landscape buffer yard Standard B shall be applied along common property lines.
- ~~4.~~ d. **Street Standard.** At a minimum, educational facilities shall have driveway access on streets that function at the minimum street standards below:
 - ~~1.~~ Elementary: ~~any street; on minor local streets, driveway access shall be permitted only if the minor local street intersects an arterial or collector street within the same block;~~ **local street;**
 - 2. Middle: collector street;
 - 3. High: ~~arterial street; or the intersection of two collector streets.~~ **collector street**

- ~~5.~~ e. **Reduced Lot Size.** The board of zoning appeals may permit school facilities on smaller lot sizes than set forth above provided extracurricular activities are not offered by the school. Indoor/outdoor interscholastic and intramural competitive sports and outdoor physical education facilities are prohibited. Playgrounds and nature study grounds shall be permitted. The reduced lot size shall not be less than the following enrollment capacities.

Enrollment Capacity	Minimum Lot Size
1 to 75	2 acres
75 or more	3 acres + 1 acre/100 students

~~a.~~ 1) Landscape Buffer Yard. Screening in the form of landscape buffer yard Standard A shall be applied along common property lines

~~b.~~ 2) **Street Standard.** Reduced lot size educational facilities may have driveway access on any street, except on a minor local street driveway access shall be permitted only if the institution is located on a corner lot.

- ~~6.~~ f. Community education facilities having a valid use and occupancy permit on the effective date of the ordinance codified in this code, and which cannot satisfy the locational or design standards of this section, may petition the board of zoning appeals as a special exception use under the provisions of Article III of this chapter.

7. Zone Change Proposal 2001Z-006T (Council Bill BL2001-748)

Staff recommends *approval*.

This council bill amends Section 17.08.030 (District land use tables: Temporary Festivals) of the Zoning Ordinance to allow temporary festivals as a Special Exception (SE) in AG and AR2a districts. This bill also amends Section 17.16.220.F (Recreation and entertainment special exceptions: Temporary Festivals) to add language stating that temporary festivals must comply with Chapter 2.62 (Mayor's Office of Film and Special Events) and Chapter 10.44 (Mass Gatherings) of the Metro Code. A "Temporary Festival" is defined in the Zoning Ordinance as: "...the provision of rides, games, food and amusements outside of permanent structures. The use shall have a duration of no more than ten days in a month."

Staff recommends approval since this text amendment strengthens the Zoning Ordinance by requiring all temporary festivals to comply with Chapters 2.62 and 10.44 of the Metro Code. These chapters outline provisions for permits, space requirements, water supply, sewage disposal, food service plans, refuse storage, collection, and disposal, overnight camping, lighting, noise levels, crowd control, regulatory personnel, and medical care and facilities. Below are the proposed amendments with new language shown in **boldface** and deleted language shown with a ~~strike through~~.

- Amend Section 17.08.030 by amending the Zoning District Land Use Table by inserting "SE" in the Temporary festival use under the AG and AR2a zoning districts.
- Amend Section 17.16.220 F. by adding the following new subparagraph:
 4. **The activity shall comply with the provisions of Chapter 2.62 and Chapter 10.44 of the Metropolitan Code to the extent required by those provisions.**

8. Zone Change Proposal 2001Z-018G-13 (See PUD Proposal 88P-054G-13)

Staff recommends *approval*.

This request is to change from AR2a (agricultural) to RS10 (single-family) district 35 acres of land at 3731 Hamilton Church Road. The existing AR2a district is intended for single-family homes, duplexes, and mobile homes at 1 unit per 2 acres of land. The proposed RS10 district is intended for single-family homes at up to 3.7 units per acre. There is also a request to amend an adjacent residential PUD to include this property.

Staff recommends approval of the proposed RS10 zoning. It is consistent with the Subarea 13 Plan's Residential Low Medium (RLM) policy calling for 2 to 4 dwelling units per acre. A traffic impact study was prepared and approved by the Traffic Engineer. The study analyzed the impact single-family development will have on Hamilton Church Road, Hobson Pike, and LaVergne Couchville Pike, three substandard collector streets. That study indicated that the future improvements already slated for the first phase of the South Shore PUD will be sufficient to accommodate the RS10 zoning.

Schools

A single-family development at RS10 density will generate approximately 27 students (14 elementary, 10 middle, and 8 high school). There is insufficient capacity at Antioch High School. Presently, Antioch High School is an impacted school. The school's capacity is for 2000 students and current enrollment is 2015 students, exceeding capacity by .01%. As more residential rezonings occur in this area, necessary improvements should be programmed into the Capital Improvements Budget.

9. PUD Proposal 88P-054G-13 South Shore Extension (See Zone Change Proposal 2001Z-018G-13)

Staff recommends *conditional approval*.

This request is to amend an existing Residential PUD district located on the south side of Hamilton Church Road, east of Hobson Pike to remove one lot from the existing PUD and to add 35.27 acres with 129 single-family lots. There is also a zone change request from AR2a (agricultural) district to RS10 (single-family) district. The existing PUD was approved in 1988 with 224 lots and was revised in February 2000 with a slightly different lot layout and street design. The proposed amendment would create 352 single-family lots with an overall density of 3.5 units per acre. The Subarea 13 Plan's Residential Low Medium (RLM) policy calls for a density of 2 to 4 dwelling units per acre. Staff recommends conditional approval since this plan is consistent with the Subarea 13 Plan's RLM policy, and the approved PUD plan to the east. Public Works and Water Services need to approve this preliminary plan, prior to the Planning Commission meeting.

Traffic

The Planning Commission approved a revised preliminary PUD plan on February 17, 2000 with the following off-site road improvements at various phases:

- northbound left-turn lane from Hobson Pike onto Hamilton Church Road;
- southbound left-turn lane from Hobson Pike onto Hamilton Church Road;
- eastbound left-turn lane on Hamilton Church Road onto Hobson Pike;
- westbound right-turn lane from Hamilton Church Road onto Murfreesboro Pike;
- dedication of right-of-way along the frontage of Hamilton Church Road to allow for the future widening of the road to collector standards.

10. Zone Change Proposal No. 2001Z-019U-08 (Council Bill BL2001-729)

Staff recommends *disapproval as contrary to the General Plan*.

- **Subarea Plan Amendment required?** No. The overall update is currently underway by staff and citizens of Subarea 8 and this request is being assessed as part of the update process.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** No.

This item was deferred at the May 24, 2001, meeting in order to allow notification to go out to the neighborhood association and the participants in the Subarea 8 update process. This council bill is to change .51 acres from R6 (residential) to MUL (mixed-use limited) district properties at 1002, 1004, and 1006 28th Avenue North and 2712 Albion Street. The existing R6 district is intended for single-family homes and duplexes. The proposed MUL district is intended for a mixture of residential, office, commercial, and retail uses at moderate intensities.

Staff recommends disapproval as contrary to the general plan. The office, commercial, and retail uses permitted within the MUL district are not consistent with the current Subarea 8 Plan's Residential Medium Density (RM) policy calling for 4 to 9 residential units per acre. The update of the Subarea 8 Plan is nearing completion. The updated plan for Subarea 8/North Nashville is the first to be prepared under the new subarea planning approach. Under this approach, the Land Use Policy Plan in the current Subarea 8 Plan will be replaced by a two-tiered plan for future land use. The new Subarea 8/North Nashville Plan will have a "Structure Plan" that uses the neighborhood as the basic planning unit. Detailed Neighborhood Design Plans will subsequently be prepared for each neighborhood based on the Structure Plan. The Neighborhood Design Plan for the Hadley Park neighborhood, which includes the subject property, will be among the first to be completed. The Structure Plan category proposed for this area (called "Neighborhood General") has been preliminarily endorsed by the Subarea 8/North Nashville Citizen Advisory Committee. This category does not support the zoning requested by the applicant.

The applicant has indicated that this request is being made to build a full-service restaurant. There are ample commercial opportunities in the CN zoning to the southwest at the Albion Street/28th Avenue North intersection and along the Jefferson Street corridor to the north. Since both the current Subarea 8 Plan and the draft updated plan intend to revitalize commercial development along the Jefferson Street corridor, it is important to focus commercial activities within the existing commercial zoning along that corridor. Moreover, the draft updated plan formally recognizes the emerging Neighborhood Center at 28th Avenue North and Clifton Avenue, which contains additional opportunity for uses such as restaurants.

Traffic

TDOT has indicated that these properties are within the controlled access zone of the I-40 west off-ramp. TDOT would not allow a driveway cut anywhere on 28th Avenue North from the Albion Street centerline to a point 385 feet north, which falls at the northern side of parcel 207. Any access to these properties would have to be from the alley to the rear of the properties.

11. Zone Change Proposal 2001Z-039G-06 (Council Bill No. BL2001-742; see PUD Proposal No. 97P-030G-06)

Staff recommends *disapproval*.

- **Subarea Plan Amendment required?** No.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** No.

This council bill is to rezone 31.10 acres from R20 (single-family and duplex) to RM4 (multi-family) district property at 7216 Highway 100, east of Old Hickory Boulevard. The existing R20 district is intended for single-family and duplex dwellings at 1.8 dwelling units per acre, while the proposed RM4 district is intended for multi-family dwellings at 4 dwelling units per acre. Although there is an existing PUD on this property, the R20 district would permit 57 lots, while the proposed RM4 district would allow 124 dwelling units.

Although the Subarea 6 Plan's Natural Conservation (NC) policy allows densities that are consistent with Residential Low Medium Policy (RLM) calling for 2 to 4 dwelling units per acre, the NC policy also calls for the preservation of areas with steep topography, unstable soils, or other environmental features. Staff recommends disapproval at this time since a revised PUD plan is forthcoming from the applicant to address staff comments. It is anticipated that the plan will be revised before going to the July Public Hearing at Metro Council and will be referred back to the Planning Commission.

Traffic

The Traffic Engineer is not requiring a new Traffic Impact Study with this amended PUD since the newly proposed access point at the intersection of Old Hickory Boulevard and Highway 100 will accommodate the traffic generated by the proposed RM4 zoning. The Traffic Engineer has indicated that this will be a much safer access location than the original PUD plan proposed.

Schools

A multi-family development at RM4 density will generate approximately 19 students (8 elementary, 6 middle, and 5 high school). There is currently sufficient capacity at Harpeth Valley Elementary School, Bellevue Middle School, and Hillwood High School.

12. PUD Proposal 97P-030G-06 Townhomes of Warner Park (Council Bill No. BL2001-743; see Zone Change Proposal No. 2001Z-039G-06)

Staff recommends *disapproval*.

- **Subarea Plan Amendment required?** No.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** No.

This council bill is to amend the preliminary plan of the Residential PUD district located abutting the north margin of Highway 100 to permit 120 multi-family units in four, three-story buildings with a maximum height of 50 feet, and 3 single-family lots, replacing 89 multi-family units and 3 single-family lots. There is also a request for a zone change from R20 district to RM4 district (see Zone Change Proposal 2001Z-039G-06). This plan changes the access location from a direct access point on Highway 100 to a new public street connection through parcel 21 to the west, where a new road will connect to Highway 100 at the intersection of Old Hickory Boulevard. Staff recommends disapproval at this time since a revised PUD plan is forthcoming from the applicant to address staff comments. It is anticipated that the plan will be revised before going to the July Public Hearing at Metro Council and will be referred back to the Planning Commission. The Commission will then act on the new plan.

Planning Department staff have been working with the applicant on a design that will incorporate the conditions of the agreement that was reached between the Metro Parks Department, Planning Department staff, and the H.G. Hill company, who own the property directly to the west of this site (parcel 21). The agreement required the preliminary PUD plan to be designed in a way that will minimize visibility to the Warner Parks.

13. Zone Change Proposal 2001Z-049G-13

Staff recommends *approval* subject to all of parcel 167 being included within this zone change.

- **Subarea Plan Amendment required?** No.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** Yes.

This council bill is to rezone 54 acres from AR2a (agriculture) to RS10 (single-family residential) district property located at 3826 and 3830 Pin Hook Road. The existing AR2a district permits single-family homes at a density of 1 dwelling unit per 2 acres. The proposed RS10 district permits single-family homes at a density of 3.7 dwelling units per acre.

Staff recommends approval of this request subject to all of parcel 167 being rezoned. Presently, the applicant has only included the driveway leading to the home on this property. One of the owners of parcel 167, Ms. Joan Roberts, is unwilling to have all of the property rezoned. Ms. Roberts is concerned that the property taxes on her life estate in this property will increase. Therefore, the home in which she lives has been excluded from this rezoning.

Staff contacted the Assessor's Office about Ms. Roberts concerns. The Assessor's Office has indicated that regardless of whether parcel 167 is zoned AR2a or RS10 district, her property will be assessed at the residential rate (25% of the assessed value and taxed at the residential rate). The assessed value of her property may go up regardless of whether she includes all of parcel 167, a portion of it, or none of it in this zone change since the assessed value of surrounding, comparable properties may increase. This property is located in a high growth area in the county.

The proposed RS10 district is consistent with the emerging zoning pattern. Staff believes not including all of parcel 167 within this rezoning, establishes a poor precedent. Zoning boundaries, whenever possible, should be contiguous and encompass an entire property. This proposed council bill would be the inverse of spot zoning by creating a mass of properties zoned RS10 and leaving one in the middle zoned AR2a.

Traffic

The applicant prepared a traffic impact study comparing the existing AR2a zoning to the proposed RS10 zoning. The study determined that the proposed 190 single-family homes to be constructed on this property will not have a significant impact during the morning (7-9 a.m.) and evening (4-6 p.m.) peak hours. Pin Hook Road operates at an acceptable level of service during these times. The study recommends that one eastbound left-turn lane on Pin Hook Road at the project access be constructed with 75 feet of storage. The study also recommends that an additional connection to the north be provided. That

connection is already planned for by the Planning Commission's approval of an amendment to the South Shore PUD (88P-054G-13).

Schools

A single-family development with 204 dwelling units could generate approximately 41 students (18 elementary, 12 middle, and 10 high school). There is insufficient capacity at Mt. View Elementary School and Antioch High School. Kennedy Middle School will open in August 2001 near capacity with 950 students. Mt. View school's capacity is for 800 students and current enrollment is 822 students, exceeding capacity by 3%. Antioch High's capacity is for 2000 students and current enrollment is 2015 students, exceeding capacity by .01%. As more residential rezonings occur in this area, necessary improvements should be programmed into the Capital Improvements Budget.

14. Zone Change Proposal No. 2001Z-056U-09

Staff recommends *approval*.

- **Subarea Plan Amendment required?** No.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** No.

This item was deferred at the June 7, 2001 meeting in order to get more information following the June 18th condemnation hearing. Staff will update the Commission at the meeting as to the most recent developments. This council bill is to change 1.93 acres from RM20, IR, CS, and OR20 (multi-family, industrial, commercial, and office/residential) to MUL (mixed-use) properties at 9th Avenue North, across from the Farmer's Market. The Metropolitan Development and Housing Agency (MDHA) and Councilman Morris Haddox have requested this rezoning to develop this property with 30 dwelling units. Currently, the properties include one single-family dwelling, an auto-dealership, a parking lot and 10 vacant parcels.

The existing RM20 district is intended for multi-family residential at 20 dwelling units per acre; the IR district is intended for a wide range of light manufacturing uses; the CS district is intended for a wide range of office, retail, restaurant, and service uses, including light manufacturing and self-storage facilities; and the OR20 district is intended for office and residential uses at 20 dwelling units per acre. This property falls within the Hope Gardens neighborhood, and Phillips-Jackson redevelopment plan. The proposed Mixed Use Limited (MUL) district is intended for a moderately intense mixture of residential, retail, and office uses. Staff recommends approval since the proposed MUL district falls within the Subarea 9 Plan's Mixed-Use (MU) land use policy, is consistent with the Hope Gardens neighborhood and Phillips-Jackson redevelopment plans.

Traffic

The Traffic Engineer indicates that 9th Avenue North, and 8th Avenue North can accommodate the traffic generated by the proposed MUL zoning on this property.

Schools

A multi-family development with 30 dwelling units will generate approximately 4 students (2 elementary, 1 middle, and 1 high school). There is sufficient capacity at McGavock Elementary School, Two Rivers Middle School, and Hillsboro High School, while Buena Vista Elementary has insufficient capacity.

15. Zone Change Proposal 2001Z-057G-13

Staff recommends *defer indefinitely*.

- **Subarea Plan Amendment required?** No. Subarea plan acknowledges a higher density on this side of Bell Road due to existing development.
- **Traffic impact study required to analyze project impacts on nearby intersections and neighborhoods?** Yes, and a study is being prepared.

This request is to change 5 acres from R8 (single-family and duplex residential) to RM15 district (multi-family residential). The existing R8 district is intended for 4.62 dwelling units per acre, while the RM15 district permits 15 dwelling units per acre.

Staff recommends this application be deferred indefinitely so a traffic impact study can be prepared. The applicant has agreed to prepare a study that addresses the Traffic Engineer's concerns about poor sight distance and access onto Bell Road. Once that study is submitted and approved by the Traffic Engineer, this application will be rescheduled for the Planning Commission's consideration.

16. Zone Change Proposal 2001Z-058G-04

Staff recommends *disapproval* as contrary to the General Plan.

This request is to rezone from OR20 (office and multi-family residential) to CS (commercial services) district property at 905, 909, and 911 Old Hickory Boulevard, east of Myatt Drive. The existing OR20 district is intended for office, parking, and multi-family residential at 20 dwelling units per acre. The CS district is intended for is intended for retail, consumer services, banks, restaurants, office, light manufacturing, self-storage, and small warehouse uses.

Staff recommends disapproval as contrary to the General Plan the proposed CS zoning. The Subarea 4 Plan calls for general and medical office uses for this stretch of Old Hickory Boulevard, east of Myatt Drive. Myatt Drive is the dividing line between the commercial policy along Old Hickory Boulevard and the office policy. The property next door was rezoned CS in 1998 (88Z-142). The Planning Commission recommended disapproval of that zone change; however, the Metro Council approved it.

17. **Zone Change Proposal 2001Z-061U-13** (Council Bill BL2001-739)

Staff recommends *approval*.

This council bill is to rezone 208 acres from IR (industrial restrictive) to AR2a (agriculture) a portion of property owned by the Metropolitan Nashville Airport Authority. This property is located between Donelson Pike, McCrory Creek Road, Elm Hill Pike, and bisected by Couchville Pike. The existing IR zoning permits industrial uses such as light and medium manufacturing, warehousing, and distribution. The proposed AR2a district permits single-family homes at a density of one dwelling unit per 2 acres. This property was rezoned in 1999 (99Z-080U; Council Bill O99-1697) for Dell computer. Since Dell no longer needs this property, the Airport Authority has requested to rezone it back to AR2a district.

The Subarea 13 Plan shows this property as falling within the Major Transportation (MT) policy. That policy is intended for major airport and transportation-related uses. Airports are permitted in the AR2a district as a special exception use. This property complies with all of the Zoning Ordinance's requirements for access, landscape buffer yard, setbacks, and lot size. Therefore, rezoning this property to AR2a district will not create a non-conforming use situation.

18. **Subdivision Proposal 2001S-154U-13 Airpark East Subdivision**

Staff recommends *conditional approval*.

This request is for preliminary approval for three lots located on 175 acres abutting the south margin of Couchville Pike and the east margin of Reynolds Road classified within the IWD District. The applicant plans to develop (in multiple phases) a large office/warehouse development. Upon build-out this new industrial park is planned for 275,600 square feet of office space and 1,248,800 square feet of warehouse space. This plat is for Phases 1A and 1B. It does not include Phase 2. Phase 1-A is for 520,000 square feet of warehouse space. Phase 1-B includes all 275,600 square feet of the proposed office space. Phase 2 is anticipated for an additional 453,200 square feet.

Traffic: Phases 1-A and 1-B gain access from Couchville Pike. The applicant completed a Traffic Impact Study that was approved by the Traffic Engineer. That study recommended improvements to the intersections of Donelson Pike-Couchville Pike, Bell Road-Couchville Pike and Reynolds Road-Couchville Pike with Phase 1. Future phases will require additional roadway improvements such as an east/west connector street connecting Ned Shelton and Reynolds Road as well as a north/south connector from Couchville Pike to Smith Springs Road.

Drainage: Public Works approved the preliminary drainage concept. More detailed information will be provided at the final plat stage

Staff recommends approval of the preliminary plat with conditions. The applicant and staff are working on the final list of conditions. They will be presented by staff to the Commission at the meeting.

19. Subdivision Proposal 2001S-183U-14 Royal Park Business Center

Staff recommends *approval*.

This request is for preliminary and final plat approval to subdivide 18.82 acres into 4 lots abutting the southwest corner of Ellery Court and Rachel Drive. All of the lots conform to the IWD district standards. No bonds are required since all proposed lots have frontage on existing streets with utilities within the right-of-way.

20. Subdivision Proposal 2001S-185U-05 Luton Meridian Subdivision

Staff recommends *defer indefinitely*.

This request is for preliminary plat approval of 16 single-family lots located on 3.43 acres between Meridian Street and Luton Street within the RS5 District. The proposed density of 4.66 dwelling units per acre is less than the 7.41 dwelling units per acre permitted by the RS5 zoning.

The Subdivision Regulations require that in-fill development, like that proposed by this plat, have lots comparable in size (frontage and area) to lots within 300 feet of the proposed subdivision boundary. The 300-foot distance includes lots located on the same and opposite side of the street. The regulations require that proposed lots have 90 percent of the average street frontage and contain 75 percent of the square footage of existing lots considered in the comparability analysis. As presented, the applicant meets comparability for lot size, but fails to meet the comparability for lot frontage. Public Works has requested the applicant provide a water quality concept for this plat.

After the public hearing notices were mailed-out, the applicant requested to defer this plat so it could be revised to comply with comparability and water quality standards. Staff recommends indefinite deferral of this plat so the applicant can revise the plat.

21. Subdivision Proposal 2001S-177G-12 Old Hickory Hills, Section 1

Staff recommends *approval*.

This request is for final plat approval to create 119 lots in Section 1 abutting the north margin of Old Hickory Boulevard. The preliminary plat was approved by the Planning Commission on October 28, 1999 for 412 single-family lots. The proposed plat conforms substantially with the approved preliminary plat. Metro Water and Sewer Services will provide water and sewer service. The applicant is sharing in the cost to extend sewer service to this property. Staff recommends conditional approval subject to Public Works approving the drainage plans, prior to the Planning Commission meeting, and bonds for the extension of roads and utilities.

22. Subdivision Proposal 2001S-178G-14 Stoner's Glen, Phase 3 (horizontal property regime)

Staff recommends *conditional approval*,

This request is for final plat approval to record a horizontal property regime with 38 units abutting the northeast terminus of Stoners Court, approximately 105 feet northeast of Stoners Glen Drive. The property is zoned RM2 district. The preliminary plat was approved on July 8, 1999 for 76 multi-family units. This final plat for phase 3 is for the last phase of the project. Staff recommends conditional approval subject to a 75-foot open space conservation easement being shown on the plat for Stoner Creek.

23. Subdivision Proposal 2001S-179U-14 Metro Airport Center

Staff recommends *conditional approval* subject to the posting of a bond for off-site road improvements.

This request is for final plat approval to consolidate two parcels into one lot abutting the southwest margin of Elm Hill Pike, opposite Hurt Drive and McCrory Creek Road. The property is zoned CS district and is within the Metropolitan Airport Center PUD. The Planning Commission approved a revision to the PUD on May 24, 2001 to permit a 87,230 square foot, single-story, office building, replacing an 85,000 square foot office building (46-83-U-14) on this property. This plat is for that office building. Staff recommends conditional approval subject to the Stormwater Appeals Committee approving a remediation plan for inadvertent grading of the floodway buffer by the applicant's contractor, and subject to the posting of a bond for off-site road improvements on Elm Hill Pike, as conditioned on the final PUD plan.

24. Subdivision Proposal 2001S-186G-02 Chesapeake Subdivision, Phase 1, Section 6

Staff recommends *approval* subject to bonds for the extension of roads and utilities.

This request is for final plat approval to create 33 lots on 7.56 acres abutting the south termini of Woodstock Drive and Moorewood Drive, approximately 270 feet east of Gwen Drive within the R8 District. The Planning Commission approved the preliminary plat on April 26, 2001. The plat includes a stub-out street to the west. The Planning Commission directed staff to consider other alternatives for this stub-out upon approving the preliminary plat. After further examination, staff believes extending the street to the property line provides the best development alternative.

Staff recommends approval subject to approval of the construction drawings by Public Works, prior to the Planning Commission meeting. Bonds are also required for the extension of roads and utilities.

25. PUD Proposal 73-85-P-06 Eagle Ridge at the Reserve (formerly Nashville Highlands)

Staff recommends *approval*.

This request is for a variance to Section 17.32.080.B.5 (On-premises signs in residential districts) of the Zoning Ordinance. The applicant wants to place a sign 18-feet high at the project entrance on a natural rock wall, where only a six foot tall sign is permitted. This wall was created when the site was excavated for construction. The sign will identify the name of the multi-family development now under construction known as “The Reserve”. The proposed sign will have 30 square feet of sign area, which is less than the 32 square feet allowed by the ordinance. Since this is within a Planned Unit Development district, the Planning Commission will make a recommendation on the requested variance to the Board of Zoning Appeals (BZA). The BZA has jurisdiction over the final decisions on variance requests.

Staff recommends approval of the variance to the maximum height of the sign. The sign will use an existing feature of the site and allow clear visibility and identification. Placing the sign on the wall also eliminates any site distance problems that a ground monument sign may have caused at the site entrance.

26. PUD Proposal 84-87-P-13 The Crossings at Hickory Hollow

Staff recommends *conditional approval*.

This request is to revise the preliminary plan and for final approval for a portion PUD plan of the Commercial (General) PUD located at the corner of Mt. View Road and Crossings Boulevard, to permit a 66,934 square foot retail building for a sporting good store, replacing an undeveloped 68,530 square foot retail store approved by the Commission on March 15, 2001. This plan matches the plan approved by the Commission earlier this year with only a minor reduction in the square footage of the building, including two new driveways to Mt. View Road. One driveway is located opposite Bell Forge Parkway and another at the eastern end of the site. The driveway located furthest to the east will be for delivery trucks only and does not connect to the parking area in the front of the building on Crossings Boulevard. There will also be an access driveway on Crossings Boulevard, opposite Crossings Place. The Metro Traffic Engineer has approved the locations of the three driveways and is recommending conditional approval with the addition of a center turn lane between the two proposed driveways in the existing right-of-way of Mt. View Road. This turn lane will be 340 feet long. The developer of this site will construct the turn lane on Mt. View Road prior to the issuance of a use and occupancy permit. Staff recommends conditional approval provided Public Works approves the drainage plans and sewer capacity is purchased, prior to the Planning Commission meeting.

27. Mandatory Referral Proposal 2001M-054U-10

Staff recommends *approval*.

This request is to close the unbuilt portion of General Bate Drive beginning at Melville Drive and continuing in a southerly direction to the south property line of parcel 144 on Map 132-5. All easements are to be retained. The Interim Director of Public Works has made this request. This request was made in the interest of public safety to avoid confusion to the public and emergency service personnel by having maps accurately reflect what is on the ground. Councilmember Ron Turner agrees with this proposal. The houses on Lots 136 and 144 on this section of General Bate Drive actually encroach on the present right-of-way, necessitating a lot frontage variance by the City of Oak Hill from 50 feet to 25 feet. Lot 136 presently has access to General Bate Drive and Lot 144 has access to Coral Way.

28. Mandatory Referral Proposal 2001M-055G-10

Staff recommends *approval*.

A request to acquire easements from parcels 76, 91 & 92, Tax Map 144-11 for a proposed 8" water main, 600' in length beginning in Hillsboro Road from Otter Creek Road to it's terminus in Bancroft Place, requested by the Department of Water Services. It is programmed into the & Capital Improvements Budget and Program, Project No. 96WG0005.

29. Mandatory Referral Proposal 2001M-056G-09 (Council Bill No. BL2001-715)

Staff recommends *approval*.

A council bill to transfer property owned by the Metro Government to the MDHA for the purpose of redevelopment and renovation of the building on parcel 155, Tax Map 93-2-3 located at the southeast corner of 3rd Avenue North and Union Street commonly known as the Stahlman Building. Said redevelopment and renovation is for the purpose of providing further housing opportunities in the downtown Nashville area.

30. Mandatory Referral Proposal 2001M-060U-09 (Council Resolution No. RS2001-648)
Staff recommends *approval*.

The council resolution is to extend the existing lease of the Arts Commission and Historical Commission at Cummins Station until June 30, 2006. The monthly rent is \$3,054.51 for the office space that both commissions use and share until June 30, 2004. Beginning July 1, 2004, the monthly rental rate will increase to \$3,380 for the same space.

31. Mandatory Referral Proposal 2001M-061U-05 (Council Resolution No. RS2001-647)
Staff recommends *approval*.

This council resolution authorizes a lease agreement by and between the Martha O'Bryan Center and Metro Social Services for office space at 711 South 7th Street. The Martha O'Bryan Center is owned by MDHA and is operated by Metro Social Services as a community maintenance office. The office serves as a single point of contact to deliver social services to public housing residents. The lease term is from July 1, 2001 to June 30, 2002 at a monthly rate of \$600 per month. This is the same monthly rate that has been charged for the past several years.

1. Subdivision Proposal 2001S-180U-03 Creekside Subdivision

Staff recommends *conditional approval*.

This item was originally scheduled for the July 5, 2001 Planning Commission meeting. Since that meeting has been cancelled, the applicant has indicated it is important for this project to stay on schedule and be considered at the Commission meeting on June 27, 2001. This request is for preliminary plat approval for 41 lots located on approximately 17 acres abutting the east margin of Buena Vista Pike in the RS15 district. The applicant proposes a cluster lot subdivision with a minimum lot size of 7,500 square feet. The proposed density is 2.46 dwelling units per acre with 30% of the site in permanent open space (5 acres). In 1999, the Planning Commission approved a preliminary plat for 41 lots on this same property (99S-177U). That plat expired on April 1, 2001.

The applicant is working with staff on an alternative lot layout that would remove driveways from Buena Vista Pike with an alley at the rear for access. In addition, the applicant will dedicate a conservation easement for the continuation of the Whites Creek greenway. Metro Government would be responsible for actual construction of the greenway.

Given this property's location adjacent to Whites Creek and flatness, a significant portion of the property is encumbered by floodway and floodplain. To develop the property as intended, several variances will be required from the Subdivision Regulations and Zoning Ordinance. These variances relate to lot size and open space easement locations.

Planning, Public Works, and Greenways staff are working with the applicant to revise the plat. The basic layout and number of lots will likely remain the same. Staff will present to the Planning Commission at the meeting the revised plat and conditions of approval.

2. Subdivision Proposal 2001S-077U-04 Walton Oaks, Section 1

Staff recommends *approval* subject to a bond for demolition, roads, sidewalks and utility extensions.

This item was originally scheduled for the July 5, 2001 Planning Commission meeting. Since that meeting has been cancelled, the applicant has indicated it is important for this project to stay on schedule and be considered at the Commission meeting on June 27, 2001.

This request is for final plat approval to create 9 lots at the intersection of Saunders Avenue and Walton Lane. The preliminary plat was approved by the Planning Commission on May 10, 2001 for a cluster lot subdivision containing 27 lots at a density of 3.2 dwelling units per acre. Staff recommends approval of this plat subject to a revised plat and a bond for sidewalks and utility extensions. The plat needs to be revised to show the sidewalk along Saunders Avenue continuing to the end of the property line, prior to the Planning Commission meeting.

3. Subdivision Proposal 2001S-116G-04 Mardalee Subdivision

Staff recommends *approval* subject to bonds for sidewalks and demolition of existing structures.

This request is for final plat approval for 11 lots on 2.48 acres of land at the intersection of North DuPont Avenue and Nix and Scalf Drives. This final plat proposes a density of 4.43 dwelling units per acre, a density slightly less than the 4.9 dwelling units per acre permitted by the RS7.5 district. An existing duplex shall remain on lot 8 and an existing home on lots 10 and 11 shall be relocated within this subdivision, sold for relocation elsewhere, or demolished. The Planning Commission approved on June 7, 2001 the preliminary plat with a variance for lot frontage for two lots on Scalf Drive. Staff recommends approval subject to bonds for sidewalks and demolition of existing structures.

4. Subdivision Proposal 2001S-184U-09 Balch & Whiteside's Addition to Nashville, Resubdivision of Part of Lots 5 and 93 (see also 2001Z-056U-09)

Staff recommends *approval*.

This item was originally scheduled for the July 5, 2001 Planning Commission meeting. Since that meeting has been cancelled, the applicant has indicated it is important for this project to stay on schedule and be considered at the Commission meeting on June 27, 2001. This request is for final plat approval to consolidate 13 parcels, including portions of lots 5 and 93, into one lot containing 1.94 acres. These properties are located between 8th Avenue North, 9th Avenue North, and Jackson Street across from the Farmer's Market. They are also located within the Hope Gardens neighborhood and the Phillips-Jackson redevelopment area. There is an also a zone change request (2001Z-056U-09; BL2001-727) on this same agenda to rezone these properties from OR20, RM20, CS, and IR districts to MUL district.

Staff recommends approval of this final plat to consolidate these properties into one lot. M.D.H.A. is requesting this consolidation plat to redevelop these properties with 30 condominium units. Another final plat will be submitted by M.D.H.A. in the near future to dedicate right-of-way for on-street parking and sidewalks, relocate and dedicate an easement for a 21" sewer line that crosses the property, and to create individual condominium units. These properties were acquired by M.D.H.A. through a condemnation hearing on June 18, 2001.

**5. Subdivision Proposal No. 2001S-207U-13 The Crossings at Hickory Hollow,
Resubdivision of Lot 2 (1st Rev.)**

Staff recommends *approval* subject to a bond for road improvements and sidewalks.

This request is to revise the final plat for one lot to relocate an unimproved 15-foot wide drainage easement and off-site road improvements along Mt. View Road. There is also a request for final PUD approval on this same agenda (84-87-P-13). Since this is an unimproved drainage easement, a mandatory referral to relocate the easement is not required.

Staff recommends approval of this final plat subject to a bond for off-site road improvements and sidewalks, and provided Public Works and Water Services approve the plat, prior to the Planning Commission meeting. The off-site road improvements include a center turn lane on Mt. View Road between the two proposed driveways into this site. This turn lane will be 340 feet long.

6. PUD Proposal No. 95-85-P-04 Lanier Park (formerly Skyee Meadows)

Staff recommends *conditional approval*.

This item was originally scheduled for the July 5, 2001 Planning Commission meeting, but since that meeting has been cancelled the applicant has indicated that it is important for this project to stay on schedule. This request is to revise the preliminary PUD plan of an undeveloped Residential PUD district located along the south side of Old Hickory Boulevard, west of Lanier Drive in the Madison area. The proposed plan would permit 46 single-family lots and 30 condominium units, replacing 145 condominium units.

The plan reduces the number of units/lots by 69 (or 52%) and relocates the access driveway on Old Hickory Boulevard from the east side of the property to the PUD's center. This driveway falls outside of the PUD district, but is part of parcel 56 and is owned by the PUD owner. This plan includes a mixture of residential housing types with condominiums located near the entrance on Old Hickory Boulevard and single-family lots located on the remainder of the site. This plan provides a stub-out street connection to the rear of parcel 51 on the PUD's western side. Staff recommends conditional approval provided Public Works and Water Services approve the plan prior to the Planning Commission meeting.

Landscape Buffers

Although the single-family lots are similar in size to the surrounding lots (5,000 square feet to 10,000 square feet), the RM15 base zoning requires landscape buffer yards to separate the different zoning districts. This plan includes a "C" landscape buffer yard along the PUD's eastern and southern side, and a "B" buffer yard on the PUD's western side. The buffer yards will be located within the private lots. Typically, landscape buffer yards are required to be placed within common open space, but since this is not a cluster lot development, it satisfies the Zoning Ordinance requirements. There will be a condition placed on this PUD that private fences will be prohibited within 10 feet of the rear property lines where a landscape buffer yard exists within a lot, and that the Homeowner's Association will be responsible for maintenance of these buffer yards.

7. Mandatory Referral Proposal 2001M-032U-03 (Council Bill BL2001-704)

Staff recommends *approval*.

This council bill was deferred indefinitely at the June 19, 2001 Council meeting at the sponsor's request. This bill concerns the renaming of North Hydes Ferry Road to "John Mallette Drive". As the Commission may recall, there was opposition at its meeting on April 26, 2001 to rename North Hydes Ferry. The same opponents spoke to the Council and sought not to have the street renaming occur.

Councilmember Black has proposed a revision to the bill to address the opponents concerns. The revision would rename North Hydes Ferry Road to "John Mallette Drive" for a slightly shorter distance than originally proposed. Where North Hydes Ferry currently intersects Hydes Ferry Road, it would be renamed to "Hydes Ferry Road" instead of "John Mallette Drive" (see sketch).

Staff sent letters informing property owners along this portion of North Hydes Ferry Road of the proposed revised name change. Letters were mailed on Friday, June 22, 2001. Staff will inform the Planning Commission at the meeting of any e-mails, letters, or phone calls received in support or opposition of this revised name change. As for the original council bill, it will be amended and considered on 1st reading on Tuesday, July 3, 2001. The bill must start over in Council since the bill's caption is changing as described above. Staff recommends approval provided all reviewing agencies and departments recommend approval.

8. Mandatory Referral Proposal 2001M-057G-10

Staff recommends *approval*.

This request is to abandon an 8” sewer line and easement located at 700 Norwood Drive at Father Ryan High School. The sewer line and its 20’ easement are to be run approximately 483 feet across this property. This easement abandonment is part of Metro Water Services Project No. 01-SL-80. Staff recommends approval provided all reviewing agencies and departments recommend approval.

9. Mandatory Referral Proposal 2001M-058G-12

Staff recommends *approval*.

This request is to acquire easements in Davidson and Williamson Counties for the extension of the Mill Creek Trunk Sewer (Project No. 98-SG-13). Easements will be acquired from 12 properties in Davidson County and 52 properties in Williamson County. The properties in Davidson County lie along Nolensville Pike between Autumn Oaks Drive and Pettus Road. The properties in Williamson County lie along Nolensville Pike between Pettus Road and Stonebrook Boulevard. This sewer line is being extended so Metro Water Services can provide sewer service in a portion of Williamson County now serviced by the Nolensville/College Grove Utility District pursuant to an Interlocal Cooperation Agreement dated September 16, 1997 between Metro Government, the cities of Brentwood and Nolensville, and Williamson County. Staff recommends approval provided all reviewing agencies and departments recommend approval.

10. Mandatory Referral Proposal 2001M-065U-05 (Council Bill BL2001-717)
Staff recommends *approval*.

This request is to approve a contract to exchange some easements between Metro Government and Bell South. The contract concerns former alley #698 located at Douglas Avenue and extending south to alley #711. On January 6, 2000, Planning Commission staff recommended approval to close this portion of alley #698 and to accept a 2,000 square foot piece of property from Bell South as a turnaround area for the alley (99M-158U-05). All relevant public utilities and Metro departments were notified of the proposed closure and recommended approval. The Metro Council subsequently approved the alley's closure and acceptance of this property on April 4, 2000 (BL2000-189). Unbeknownst to the reviewing agencies and departments, this alley was used by students of Hattie Cotton Elementary School. The school is located south of the alley. Students walk through alleys in this area instead of along Gallatin Pike to get to school.

Upon receiving complaints from the school principal and Councilmember Hall, staff immediately began discussions with Bell South to resolve the situation. Within two days of staff discussions with Bell South, Bell South constructed at its own expense, a pedestrian walkway for these students to use. Unfortunately, this walkway did not comply with Metro's ADA standards. Therefore, Metro Public Works was unable to accept the walkway as a public pedestrian easement. In the intervening months, Bell South has worked very cooperatively with Metro Government to develop new easements to accommodate a new ADA compliant public walkway.

Staff recommends approval of this exchange of easements. Bell South will dedicate to Metro Government an easement to accommodate an ADA compliant public walkway on Bell South property. In exchange, Metro Government will give Bell South an easement for parking on Metro Government property.